



Ocala

110 SE Watula Avenue
Ocala, FL 34471

Historic Preservation Advisory Board Minutes

Thursday, April 3, 2025

4:00 PM

1. Call To Order

a. Roll Call

Present Vice Chair Tom McCullough
Carol Barber
Jane Cosand
Joshua DeMonte
Holland Drake
Noelle Smith
Chairperson Rick Hugli

Excused Melissa Townsend

2. Public Meeting Notice Acknowledgement

3. Review of February 6, 2025 Meeting Minutes

a.

Attachments: [February 10, 2025 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and
Chairperson Hugli

EXCUSED: Townsend

4. Certificates of Appropriateness

a. Case File # 328; COA25-0007; 1019 SE 3rd Street - Garage Door

Attachments: [COA25-0007 Staff Report](#)
[COA25-0007 Application](#)
[COA25-0007 Master Site File](#)

Planner II Breah Miller provided a brief overview of COA25-0007 a request to replace the existing garage door with a Carriage House styled garage door from the Courtyard Collection.

Motion to table COA25-0007 the owner was not present for the property at 1019 SE 3rd Street.

RESULT: TABLED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

EXCUSED: Townsend

b. Case File # 365; COA25-0008; 514 SE 8th Street - Renovation

Attachments: [COA25-0008 Staff Report](#)
[COA25-0008 Application](#)
[COA25-0008 Material List](#)
[COA25-0008 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0008 a request to remove and replace the existing two-story addition in the rear of home and remove and replace the existing detached garage with an 874 square foot garage using similar materials.

Ms. Barber asked if the footprint of the proposed garage was the same as the existing garage. Ms. Miller responded the garage will be slightly larger and the measurements are in the staff report.

Roger Ogilvie, 514 SE 8th Street, Ocala, FL said he was available to answer any questions.

Motion to approve COA25-0008 for the property at 514 SE 8th Street.

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Carol Barber

AYE: Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

EXCUSED: Townsend

c. Case File # 134; COA25-0009; 715 SE Wenona Avenue - Garage

Attachments: [COA25- 0009 Staff Report](#)
[COA25-0009 Application](#)
[COA25-0009 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0009 a request to demolish the existing detached garage and replace it with a 30-foot by 70-foot metal garage.

Ms. Barber asked what makes the request not appropriate. Ms. Miller responded it would be considered a new construction and would have to be like or similar material.

Mr. Drake asked if the structure can be seen from the street. Ms. Miller replied no it can not be seen from the street.

Trey Patterson, 715 SE Wenona Avenue, Ocala, FL, said the structure is a dilapidated

and can not be seen from the road.

Ms. Cosand asked if it is a pre-constructed building. Mr. Patterson replied it is a steel building with steel siding.

Mr. McCullough asked if the original siding was going to match the new structure. Mr. Patterson replied it will horizontal siding and the color will match the house.

Mr. Drake asked if there was a picture of the metal siding. Mr. Patterson replied the siding will be the same material like the roof.

Ms. Cosand said the Board has never approved a big metal building.

Ms. Miller gave an overview of the staff report for Certificate of Appropriateness for Decisions (Section 94-82(g) and based on findings of fact, staff recommends: Not Appropriate for COA25-0009.

Motion to Table COA25-0009 until the owner comes back with a picture of the siding.

RESULT: TABLED

MOVER: Holland Drake

SECONDER: Jane Cosand

AYE: Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

EXCUSED: Townsend

d. Case File # 366; COA25-0010; 825 SE 8th Street - Roof

Attachments: [COA25-0010 Staff Report](#)
[COA25-0010 Application](#)
[COA25-0010 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0010 a request to replace existing shingle roof with Metal Sales Galvalume (41), classic rib metal roof.

Ms. Cosand asked about the original shingles. Ms. Miller replied the original shingles were asbestos shingles.

Motion to table COA25-0010, applicant was not present.

RESULT: TABLED

MOVER: Tom McCullough

SECONDER: Jane Cosand

AYE: Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

EXCUSED: Townsend

- e. Case File # 353; COA25-0011; 815 SE 4th Street (317 SE Wenona Avenue) - Fence and Gate

Attachments: [COA25-0011 Staff Report](#)
 [COA25-0011 Application](#)
 [COA25-0011 Plans](#)
 [COA25-0011 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0011 a request to add a 75-foot wide by 6-foot tall wood fence with a 4-foot tall gate.

Motion to approve COA25-0011 for the property at 825 SE 8th Street.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Carol Barber

AYE: Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and
 Chairperson Hugli

EXCUSED: Townsend

5. Affirmative Maintenance

None.

6. Public Comment

None.

7. Staff Comment

Planning Director Aubrey Hale said the applicant does not have to be present to make an action on a item. The applicant can sit down when the Board is done with the questions.

Mr. McCullough said he was under the impression that the owner had to be present. Mr. Hale replied if you have enough information about the case the board can make the approval or denial.

8. Board Comment

None.

9. Next Meeting Date: May 1, 2025

10. Adjournment

The meeting adjourned at 4:47 pm.